

SECTION 9 AIRPORT AREA SUB-DISTRICT (AA)

9.1 Purpose.

This chapter establishes the Airport Area (AA) Sub-District and standards specifically applicable within the Sub-District. The purpose of the AA Sub-District is to allow for continued use of Gallatin Field Airport (Airport), Airport owned/controlled properties, and properties owned by the State of Montana.

9.2 Uses Allowed By Right.

Uses allowed by right in the AA-Sub-District are listed below. With the exception of Agriculture, Agriculture-related Structures, and Airport-related Structures, any new construction associated with Principal Uses requires a LUP from the Planning Department prior to any construction. See Section 2.4 for the permitting process.

Use	Comments
Agriculture	
airport	includes accessory uses required for airport operations
Essential Services, Type I and II	
golf course/country club	

9.3 Conditional Uses.

Conditional uses allowed in the AA Zoning District are listed below and will require a CUP pursuant to Section 2.5 prior to commencement.

Use	Comments
permitted and conditional uses listed in Section 8	airport noise and safety issues shall be considered.
Schools	airport noise and safety issues shall be considered.

9.4 Required Property Line Setbacks.

Setbacks. Yard Setback requirements:

Front Yard	25 feet
Rear Yard	10 feet
Side Yard	8 feet
Side Yard corner lot-secondary street	25 feet

Property line setbacks are controlled by the Landscape Buffers described in Section 10.2.5 where the conditions of Table 10.2 apply.

9.5 Building Height.

Unless otherwise excepted by Section 9.5.1 or allowed pursuant to a CUP, the height of all new Structures shall be limited to 32 feet as measured from the lowest point of the finished grade in the front of the building to the highest structural point the roof.

- 9.5.1 Exemptions. The construction of a new Agricultural Structure, airport related structure or the addition to an existing Agricultural Structure or airport related structure is not subject to the requirements of Section 9.5. Federal Aviation Administration and Gallatin Airport Authority restrictions must be complied with when applicable.

9.6 Density.

There are no density standards

9.7 Additional Standards.

- 9.7.1 Refer to Section 10 for Development Standards.
- 9.7.2 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.